



# COMMUNITY REDEVELOPMENT AGENCY PROJECT PROGRESS REPORT JANUARY 14, 2026 CRA MEETING

## CRA Projects:

Project Name	Page/Slide No.
4642 Vincennes Boulevard Parking Lot.....	3
4813 Vincennes Street Parking Lot.....	5
Big John's Request for Interest (RFI).....	7
Club Square Compactors and Enclosures.....	9
Cape Coral Parkway 6-Laning, Signal Retiming, and Parking Study.....	11
Country Club Blvd Median Landscaping.....	13
Palm Tree Blvd Median Landscaping Project.....	15
Cape Coral Pkwy Streetlight Retrofit.....	17
Wastewater System Improvements.....	19
Utility Box Public Art Project.....	21
Bimini Basin Mooring Field.....	23
SE 47 <sup>th</sup> Terrace Fire Department Fire Connections.....	25
Founders Park - Captains Walk.....	28
Palm Tree Public Square .....	30
Old Golf Course.....	32
Bimini East.....	34
Bimini Square.....	37

# 4642 Vincennes Boulevard Public Parking

**Project Number:** C193001007

**Estimated Completion Date:** Fall 2026

**Scope of Work:** 4642 Vincennes Blvd. (North of Cape Coral Parkway)

Design and construct of a 40-space parking lot to include landscaping, curbing, paving, drainage inlets, lighting and EV chargers.

**Approved Budget:** \$659,591

**Expenditures to Date:** \$71,777

## Completed Tasks:

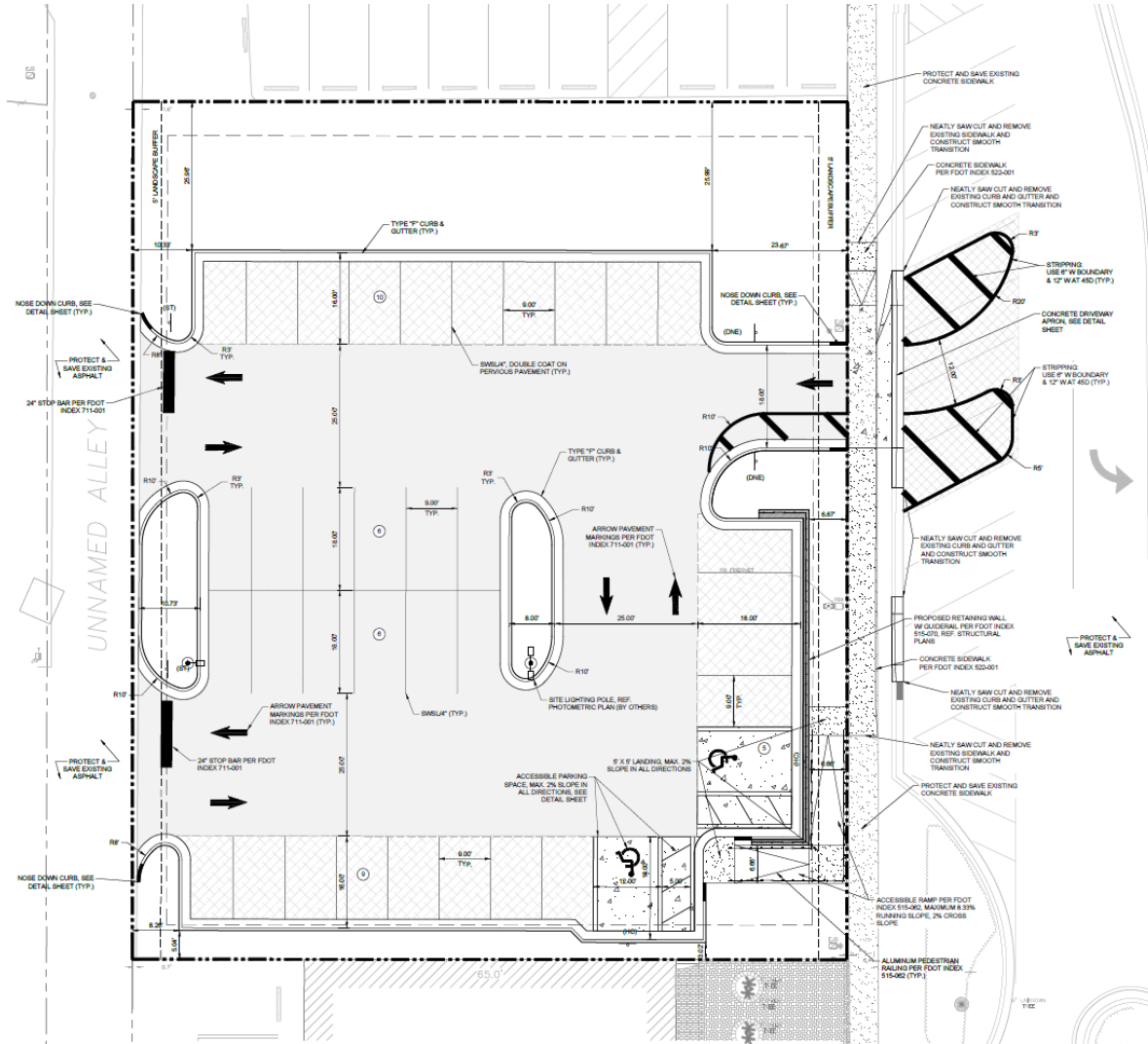
- |          |   |
|----------|---|
| October  | Staff requested a meeting to discuss an issue with the drainage design and calculations. A meeting was held on 10/22. After discussion, the design and calculations are correct. Consultant has been directed to proceed to City SDP Permit submission. |
| November | Plans have been submitted for SDP Permit review. Current eta for completion of review is end of December.   |
| December | SDP review is still underway. Rejection comments have been provided to consultant for revision.   |



**Project Lead:** Allen Chenoweth, Sr. Project Manager/PW



# 4642 Vincennes Boulevard Public Parking



# 4813 Vincennes Street Public Parking

**Project Number:** C193001007

**Estimated Completion Date:** Fall 2026

**Scope of Work:** 4813 Vincennes St. (South of Cape Coral Parkway)

Design and construct of a 20-space parking lot to include landscaping, curbing, paving, drainage inlets, lighting and EV chargers.

**Approved Budget:** \$371,020

**Expenditures to Date:** \$55,357

## Completed Tasks:

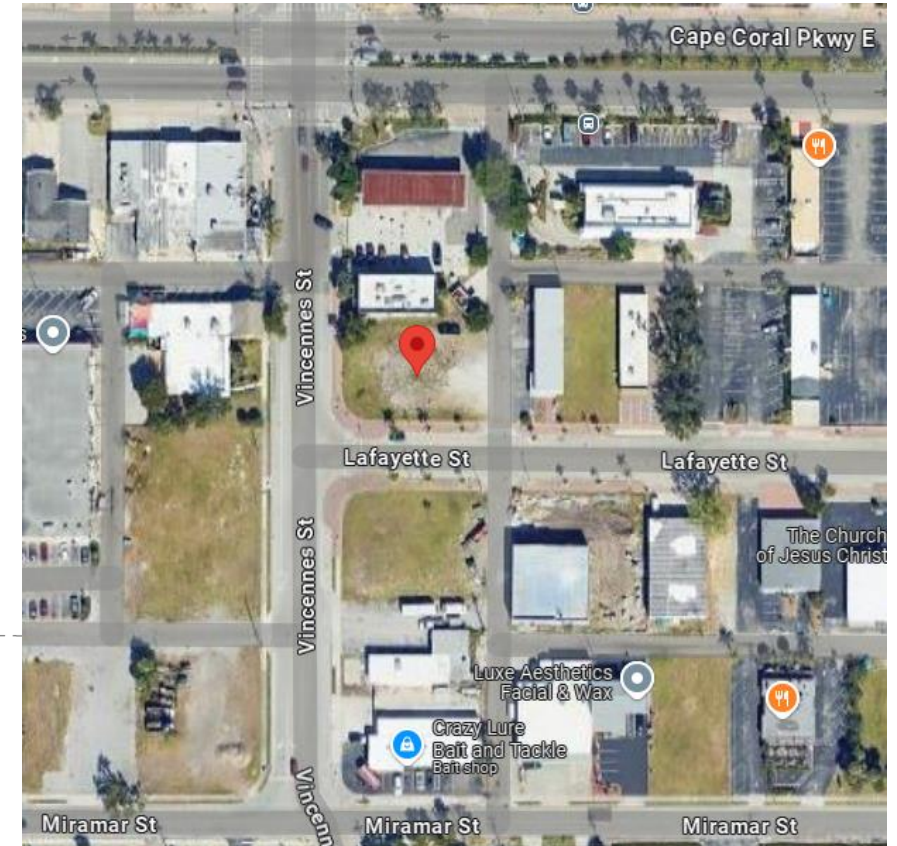
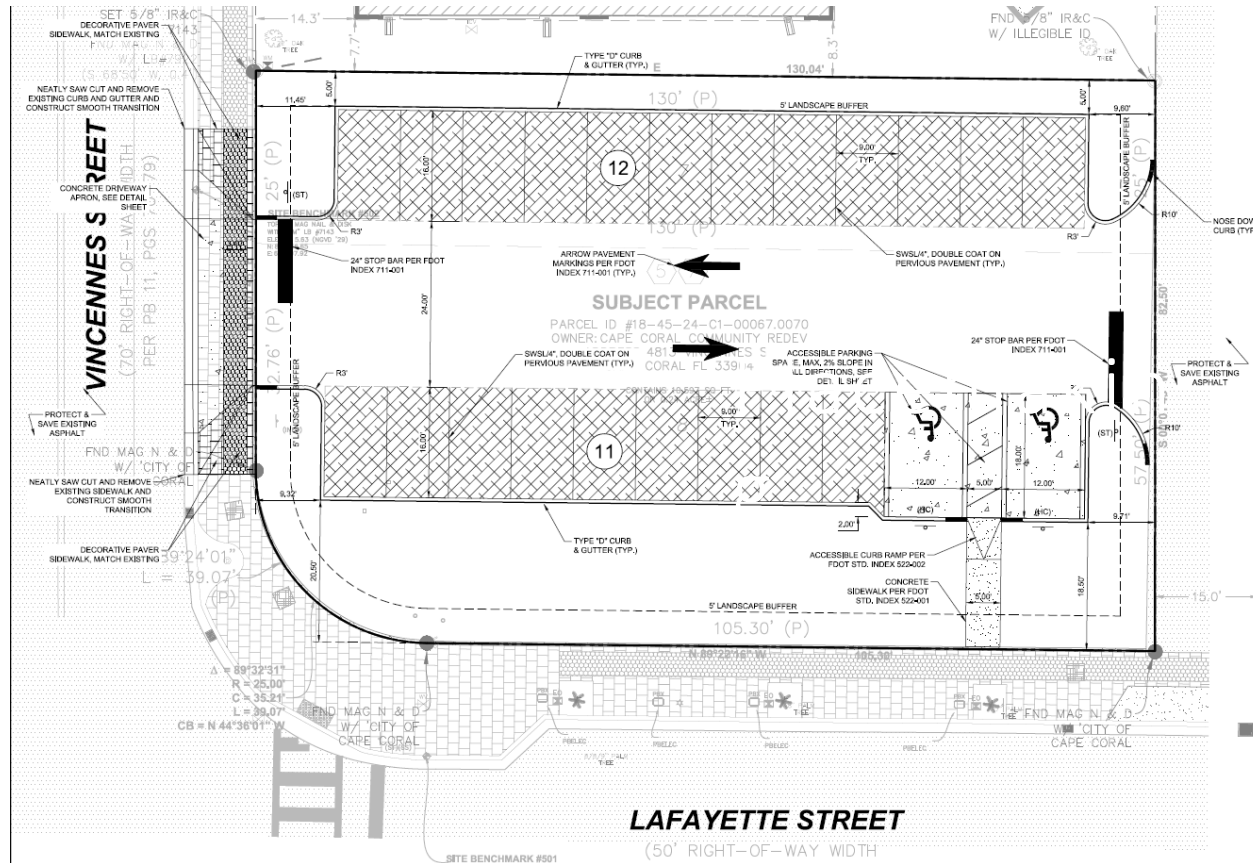
October	Change Order #2 approved to include irrigation in design. Working to issue updated PO.
November	Updated PO provided to CPH to include irrigation design.
December	New project manager with CPH, delay in providing irrigation design. Updated design and resubmission for SDP expected for January 2026.



**Project Lead:** Zachary Gogel, Project Manager/CRA



# 4813 Vincennes Street Public Parking



# Big John's Request for Interest (RFI)

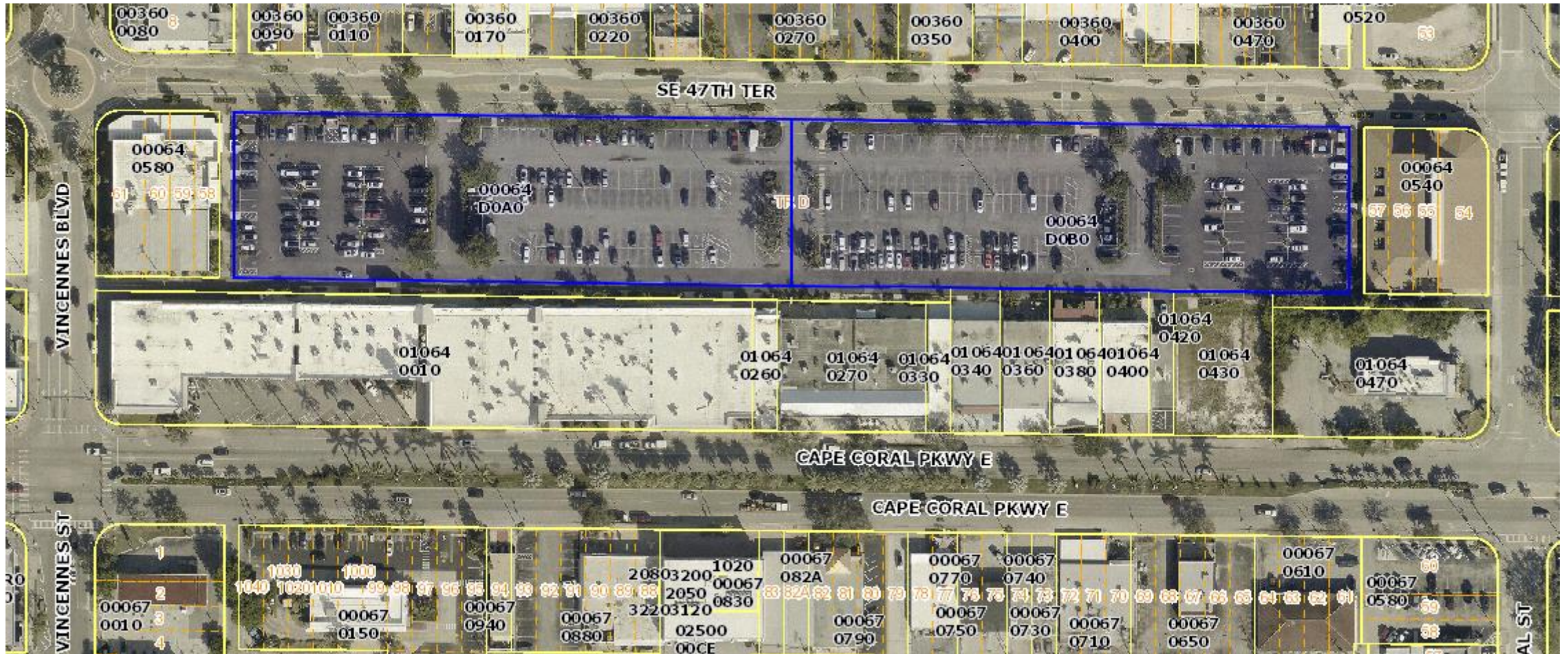
**Scope:** Request for Interest (RFI) for a mixed-use development on Big John's parking lot that incorporates the CRA's Redevelopment Plan. The project would at least double the existing public parking capacity and add trash compactors for businesses that currently use the parking lot dumpsters.

## Completed Tasks:

December                      Preparing RFI.



# Big John's Request for Interest (RFI)





# Club Square Compactors and Enclosures

**Project Number:** C193001015

**Estimated Completion Date:** Summer 2026

**Scope of Work:** Replace dumpsters with compactors to increase capacity and parking spaces. Improvements to dumpster enclosures including steel powder coated gates and concrete shiplap walls.

**Approved Budget:** \$370,000

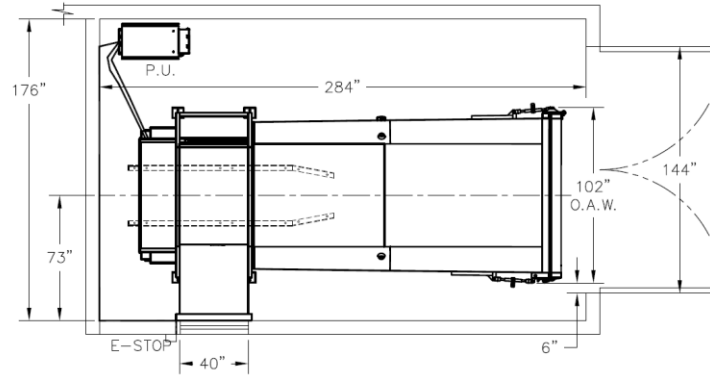
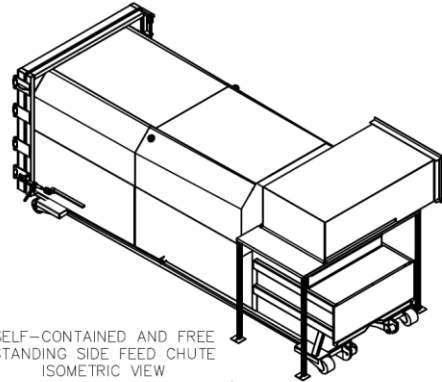
**Expenditures to Date:** \$0

## Completed Tasks:

December

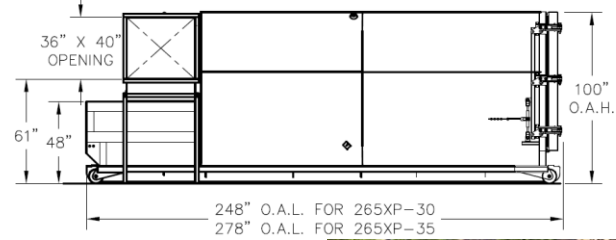
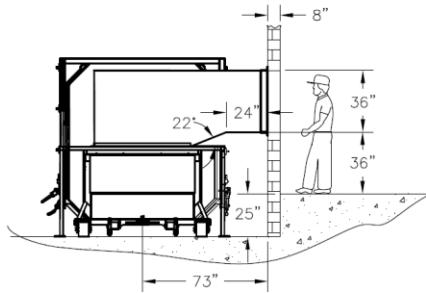
Reviewing scope to prepare for Staff Cost Proposal. RFS submitted to Procurement.

# Club Square Compactors and Enclosures



NOTE: PAD TO BE MINIMUM OF 6" THICK WITH STEEL REINFORCEMENT OF A MINIMUM #6 MESH WIRE AND CONCRETE WITH A 3,000# MIX SPECIFICATION.

NOTE: THIS IS A CONCEPTUAL DRAWING ONLY. FIELD CONDITIONS MAY REQUIRE AN ALTERNATIVE LOCATION AND/OR DESIGN.



# Cape Coral Parkway 6-Laning, Signal Retiming, and Parking Study

**Construction Completion Date:** December 15, 2026.    **Expenditures:** \$188,039.55 (Design)

**Scope of Work:** : Construction will be on Cape Coral Parkway from Triton Ct E to near Del Prado Blvd. Construction will consist of making the area 3 lanes in each direction with resurfacing, restriping, one median removal, additional tree removal for safety clearances, and minor signal adjustments. Signal retiming will be in the same area as well as Triton Ct E to Chiquita and 2 intersections on Del Prado. The design work includes plans to fulfill this scope, including signalization plans and a parking study for adequate parking after all on-street parking spaces are removed on Cape Coral Parkway.

## Completed Tasks:

November	Final agency reviews to finalize bidding set of plans and specifications.
December	Bidding set of plans and specifications submitted to Procurement.

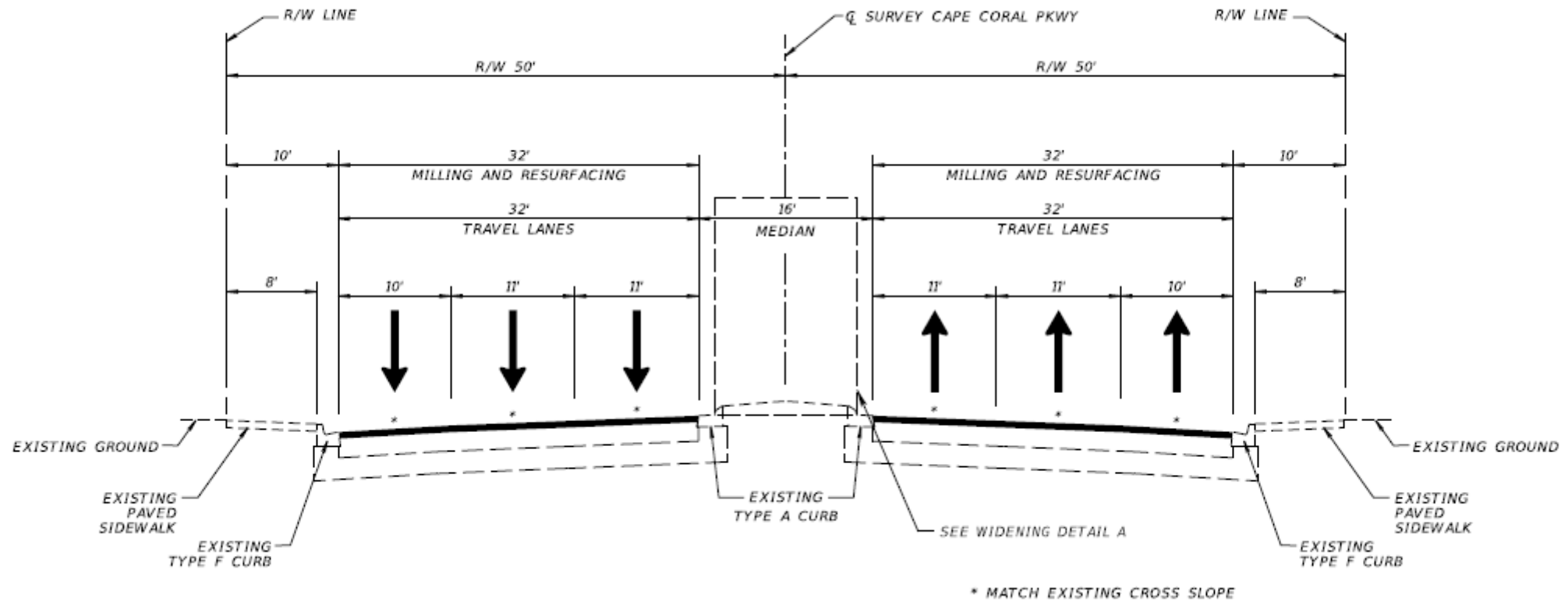
\*Advertisement of Bid anticipated to be in January 2026



**Project Lead:** Wendy Williams, PW, Principal Engineer PE



# Cape Coral Parkway 6-Laning, Signal Retiming, and Parking Study



# Country Club Blvd Median Landscaping

**Project Number:** C193001005

**Estimated Completion Date:** Spring 2026

**Scope of Work:** Country Club Blvd from Palm Tree Blvd to Wildwood Pkwy.

Consultant to prepare transportation and median design plans including access management. The work will be followed by landscape and irrigation plans.

**Approved Budget:** \$1,390,034

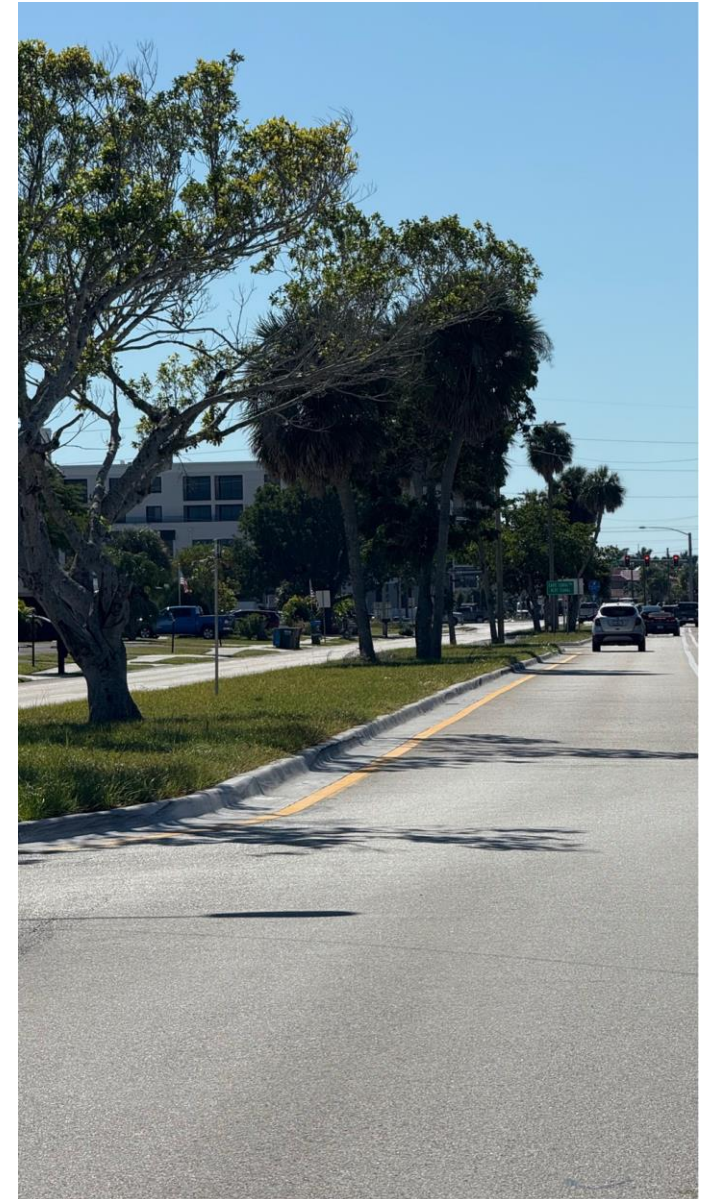
**Expenditures to Date:** \$199,952

## Completed Tasks:

October	Preparing contract based on bid for CRA Board Meeting on November 12, 2025.
November	Contract was approved during November 12, 2025, CRA Board Meeting.
December	Purchase Order issued, and Pre-Construction meeting held on January 5, 2026.



# Country Club Blvd Median Landscaping





# Palm Tree Blvd Median Landscaping Project

**Project Number:** C193001012

**Estimated Completion Date:** Summer 2026

**Scope of Work:** Palm Tree Blvd from Country Club Blvd to Wildwood Pkwy.

Consultant to prepare transportation and median design plans including access management. The work will be followed by landscape and irrigation plans.

**Approved Budget:** \$1,509,204

**Expenditures to Date:** \$228,898

## Completed Tasks:

October

Preparing bid documents for civil plans which include but are not limited to access management, curbing, utilities adjustments, paving, pavement markings, and signage. Landscaping bid to come later to utilize pre-qualified vendors in contract RPW2563KMR

November

Bid documents sent to Procurement for review.

December

Received one item to review before Procurement sends out to bid. Project is estimated to go out for bid in January 2026.



**Project Lead:** Zachary Gogel, Project Manager/CRA

# Palm Tree Blvd Median Landscaping Project



# Cape Coral Pkwy Streetlight Retrofit

**Project Number:** C193001013

**Estimated Completion Date:** Spring 2026

**Scope of Work:** To improve the streetlight reliability by upgrading the electrical infrastructure and replacing the green streetlights along Cape Coral Pkwy.

**Approved Budget:** \$978,217

**Expenditures to Date:** \$7,920

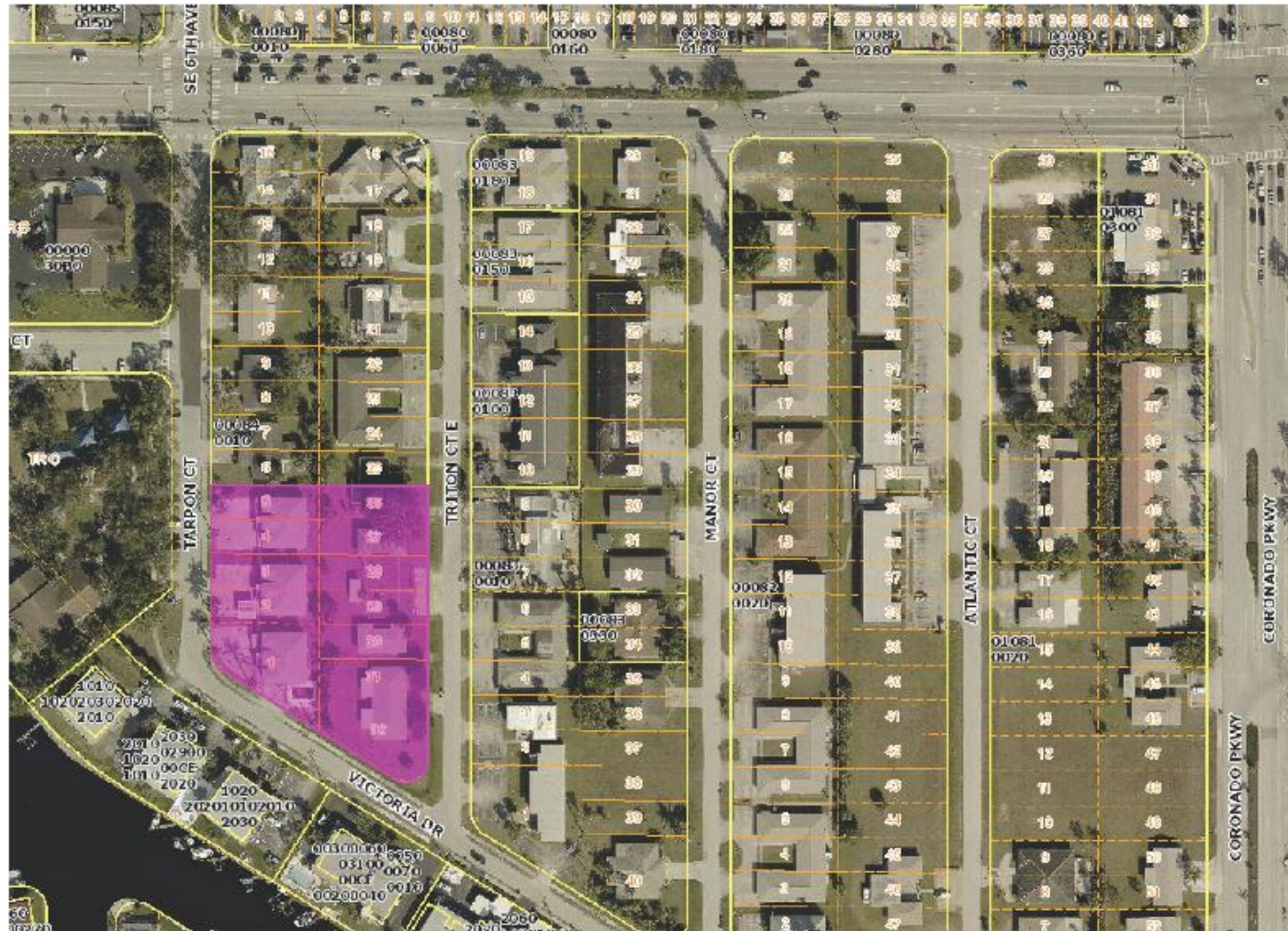
## Completed Tasks:

October	Estimated lead time of 3 months remaining for material.
November	Confirmed estimated shipment of first poles to be December 30, 2025. Followed by shipments on January 23, 2026, and February 20, 2026.
December	Held update meeting on December 9, 2025, with contractor. Preparing Permissive Use Agreement (PUA) with Dawn Andrews to be presented for approval on January 7, 2026, City Council Meeting. Agreement will utilize parcels in "Bimini East" for staging of materials and equipment.

**Project Lead:** Zachary Gogel, Project Manager/CRA



# Cape Coral Pkwy Streetlight Retrofit



Location Map - Block 84, Lots 1-5 and Lots 26-32  
CRA Cape Coral Parkway Streetlight Retrofit Project



# Wastewater System Improvements

**Project Number:** C36401039

**Completion Date:** Completed

**Scope of Work:** Council approved a contract for professional engineering design services for Master Pump Station (MPS) 100 and force main transmission lines (FMTL). Construction on MPS 100 is underway, and the force main transmission lines are complete.

**Approved Budget:** \$1.78 million (Design)  
\$7.08 million (FMTL)  
\$13.09 million (Site)

**Expenditures to Date:** \$1.50 million  
\$5.43 million  
\$12.29 million

## Completed Tasks:

October	Site Construction on MPS-100 is 90% complete.
November	Site Construction on MPS-100 is 95% complete.
December	Site Construction on MPS-100 is 100% complete.



# Wastewater System Improvements





# Utility Box Public Art Project

**Scope of Work:** Identifying Utility Boxes to wrap with artwork within the CRA. Locations of Utility Box artwork: N.E. corner of Del Prado Blvd and SE 47<sup>th</sup> Terrace and 1517 Cape Coral Parkway

**Approved Budget:** \$9,000

**Expenditures to Date:** \$2,144

## Completed Tasks:

November

CRA Board members voted on artwork submitted as part of the Call to Artists.

December

Staff waiting on DPI files of artworks. High-resolution images and contract received from Nancy Cunningham. Still waiting on high-resolution files from Betty Hall due January 9. Staff will proceed with the next-highest-voted artist and artwork if not received.

# Utility Box Public Art Project



# Bimini Basin Mooring Field – Design and Permitting

**Project Number:** C703001020

**Estimated Completion Date:** Winter 2026

**Scope of Work:** Design and permit a mooring field at the Bimini Basin. Ancillary improvements at Four Freedoms Park include: New seawall (with Captain's walk and connecting sidewalks), dinghy dock, pump out ability, and a modular facility (with public/private restrooms, shower room, laundry/ice machine room, and an office/storage room).

**Approved Budget:** \$497,331

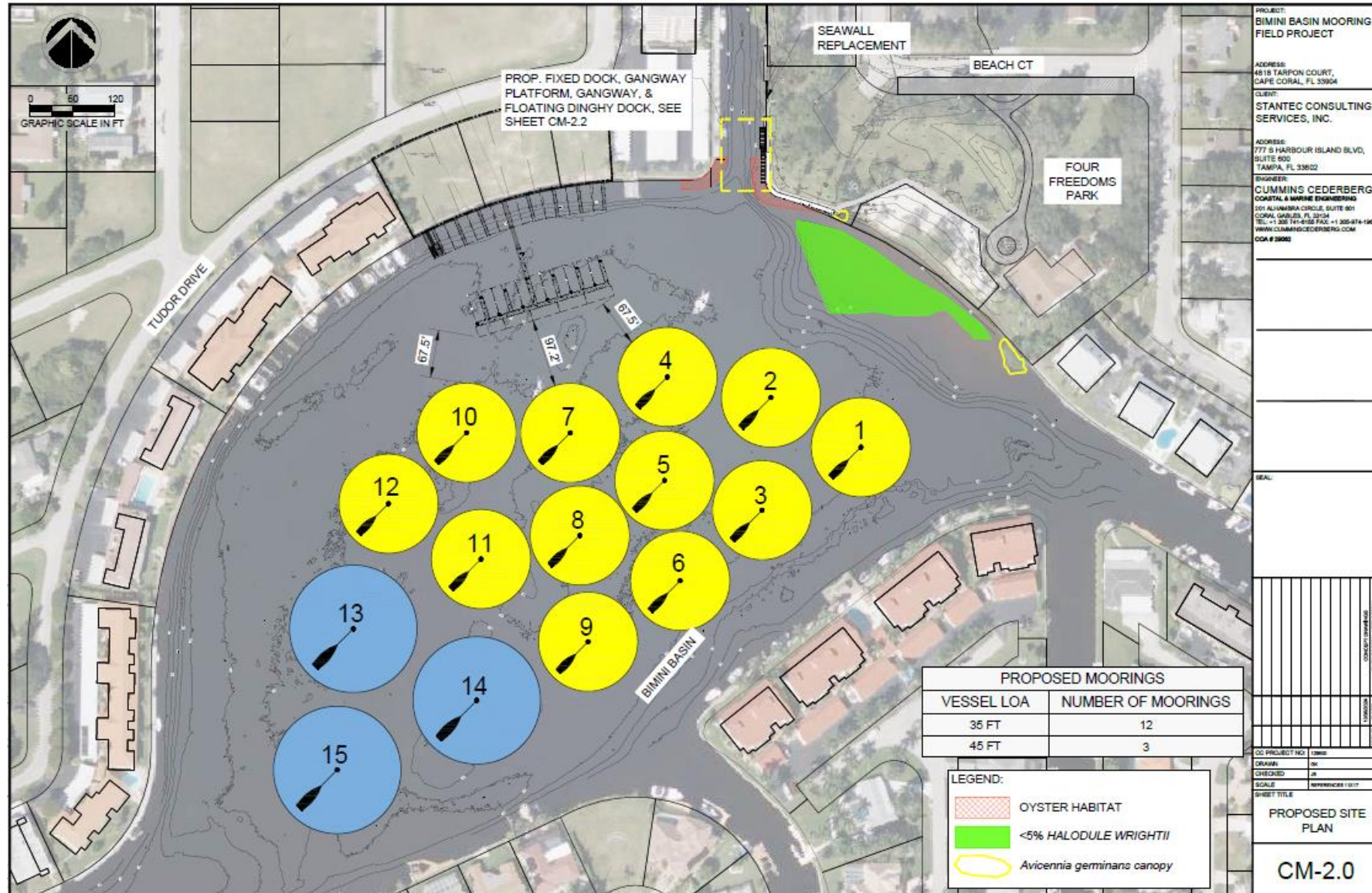
**Expenditures to Date:** \$342,433.16

## Completed Tasks:

October	Still waiting on ACOE Permit. No date to resume permit review as of October 27.
November	ACOE Permit on hold due to government shutdown.
December	ACOE Permit review resumed. Design plans at 90%, and their completion is on hold pending ACOE permit approval.



# Bimini Basin Mooring Field - Design and Permitting



# SE 47<sup>th</sup> Terrace Fire Department Fire Connections

**Project Number:** C193001003

**Estimated Completion Date:** January 2026

**Scope of Work:** Provide FDC assemblies at four select properties along the south side of the Club Square parking lot.

**Approved Budget:** \$211,537.70

**Expenditures to Date:** \$0

## Completed Tasks:

October	Work started on October 13, 2025. All aboveground work completed.
November	Belowground work started and is near completion, awaiting Knox Locks for FDC's.
December	Work started for updates on domestic water backflows at Vineyard Church and Sage at 47 <sup>th</sup> . Project expected to be completed by the end of January 2026.



# SE 47<sup>th</sup> Terrace Fire Department Fire Connections





# SE 47<sup>th</sup> Terrace Fire Department Fire Connections

BackStreets



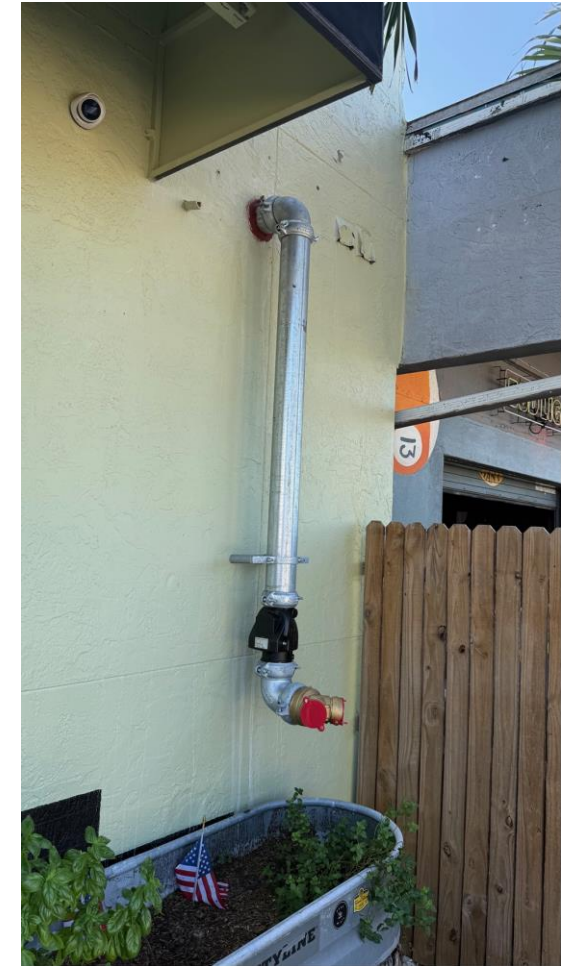
Vineyard Church



Hooked



Sage on 47th



# Founders Park – Captains Walk

**Project Number:** C193001017

**Estimated Completion Date:** Summer 2026

**Scope of Work:** Provide waterfront access at Founders Park. 200' x 5' Captains Walk.

**Approved Budget:** \$75,000

**Expenditures to Date:** \$0

## Completed Tasks:

December

Received file for park improvements and captains walk from CIP.  
Reviewed files and found all document pertaining to captains walk.  
Quote provided in 2021 was \$59,970. Moving forward, updating  
Request for Quotes (RFQ) to be sent out for new RFQ in  
January/February 2026.



# Founders Park - Captains Walk





# Palm Tree Public Square

**Project Number:** C193001016    **Estimated Completion Date:** Spring 2026 – Design Phase II

**Scope of Work:** Develop the roughly 1-acre parcel into a new park with landscaping, pedestrian features, and a focal point fountain.

**Approved Budget:** \$377,737                      **Expenditures to Date:** \$43,361.00

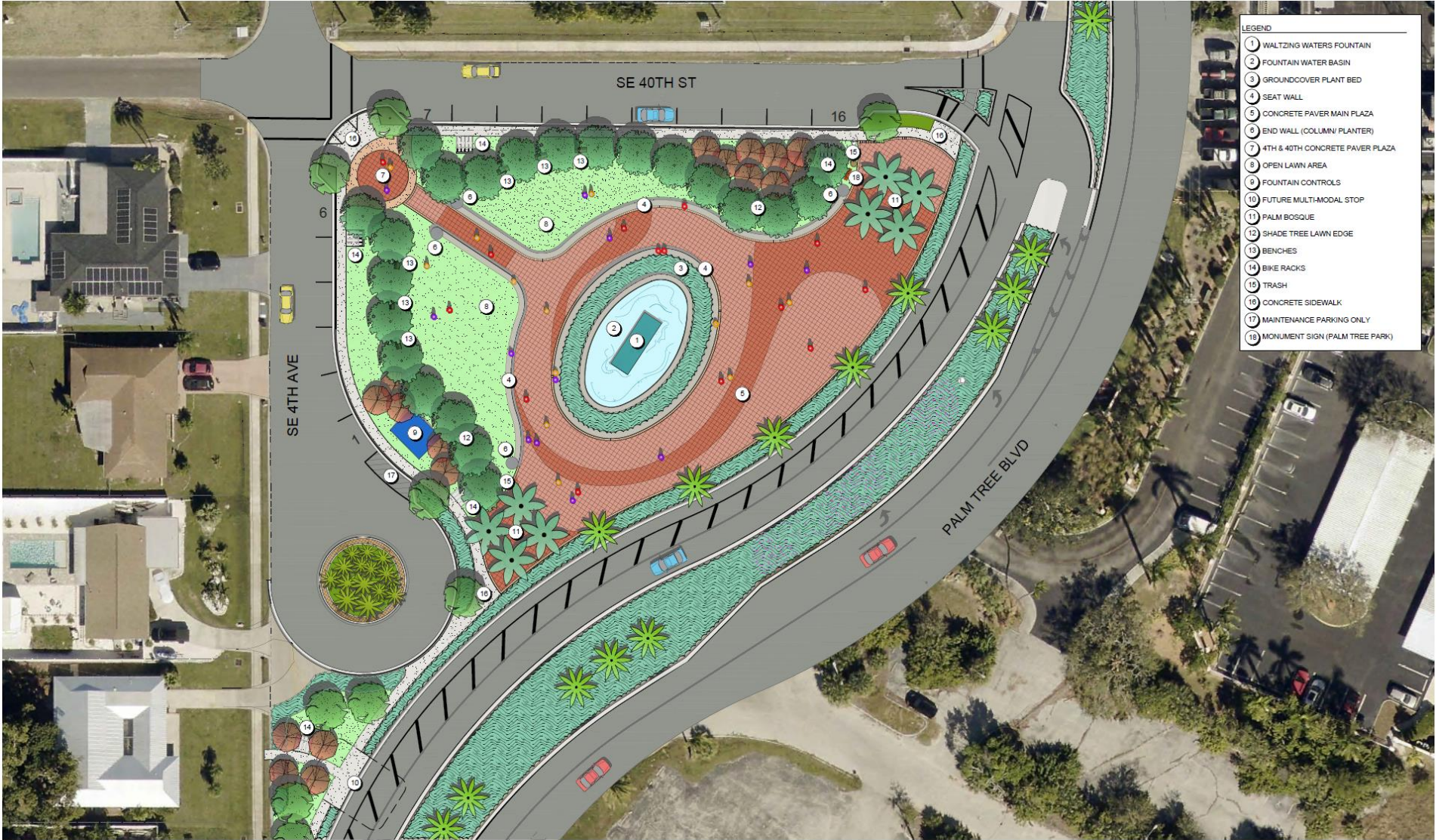
**Completed Tasks:**

October	Preparing Amendment 1 to the original SCP to include Design Phase II.
November	Amendment 1 received, and comments sent to Stantec for review.
December	Revisions received from Stantec, currently in review. Amendment 1 expected to be presented at March 11, 2026, CRA Meeting for approval.



**Project Lead:** Sarah Evins, Special Projects Coordinator/CMO

# Palm Tree Public Square





# Old Golf Course

**Project Number:** C703001046

**Scope of Work:** CRA partially funded the purchase of the Old Golf Course located at 4003 Palm Tree Blvd.

**Approved Budget for Purchase:** \$2,697,821

## Current Tasks:

- Invasive Tree removal continues and is expected to be complete in October.
- Data Gaps Analysis: Analysis that helps identify missing or incomplete information critical to the success of the modeling and Design Alternatives phases.
- Review of Existing Damages: Evaluation of stormwater-related damages previously documented by the City.
- Public Involvement Plan: The Plan has been developed. The first public meeting is anticipated to occur on or after February 2026; and will incorporate the feedback and outcomes from the Parks and Recreation Public Involvement Meeting and Planning.



# Old Golf Course





## Bimini East

**Project Number:** C190901001

**Estimated Completion Date:** Spring 2026

**Scope of Work:** The City of Cape Coral and the South Cape Community Redevelopment Agency (CRA) invite experienced, well-capitalized developers to submit proposals for the redevelopment of approximately 22 acres known as Bimini East. We seek visionary partners to deliver a walkable, vibrant, mixed-use waterfront district that becomes a catalyst for Cape Coral's continued transformation.

**Approved Budget:** \$45,474,013

**Expenditures to Date:** \$45,192,274

### **Current Status:**

The Bimini East solicitation is currently under the cone of silence and remains in the competitive procurement phase. The selection committee has completed its evaluations, and Staff is currently negotiating with the top ranked firm.



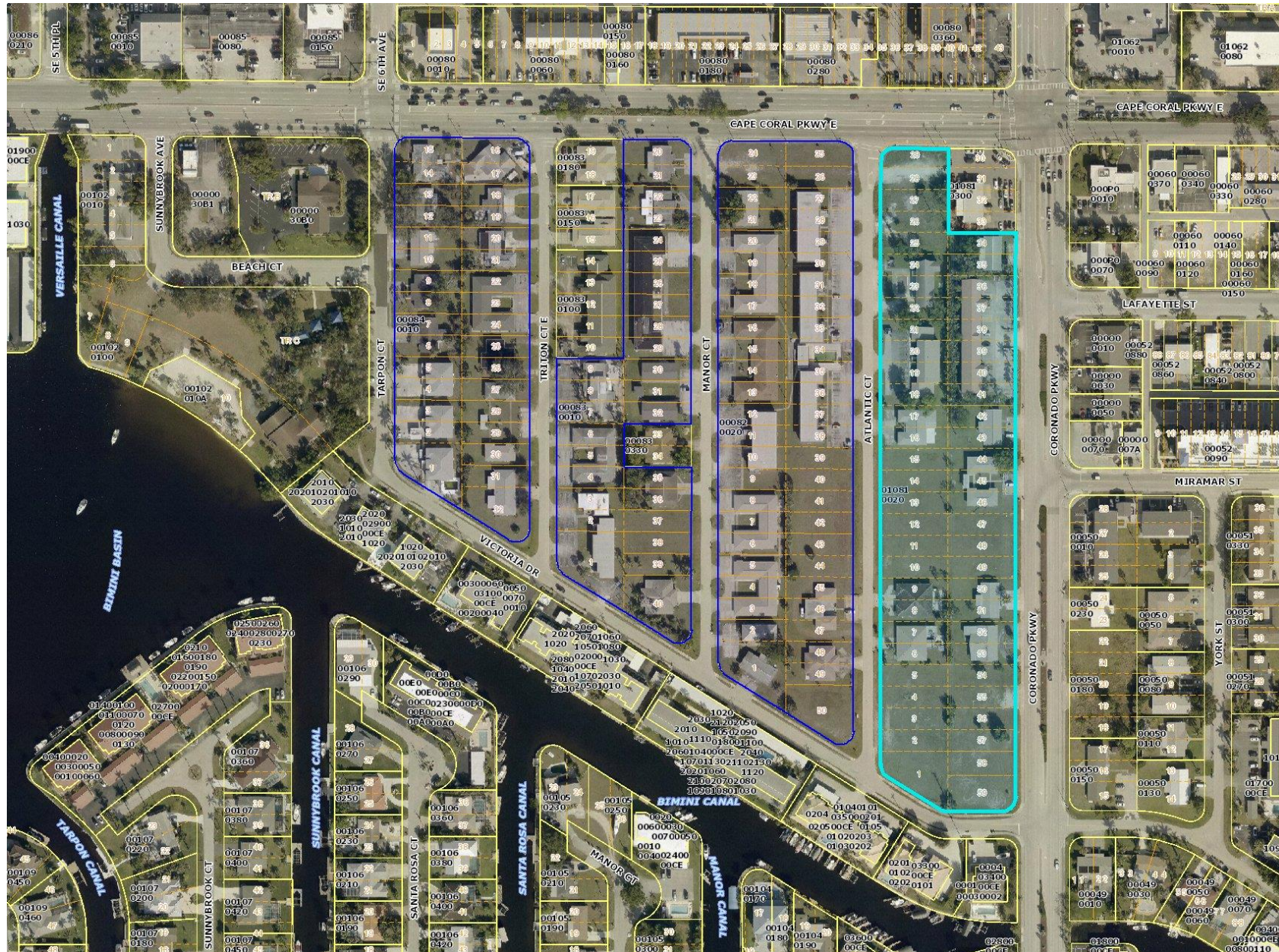
**Project Lead:** Zachary Gogel, Project Manager/CRA

# Anticipated RFP Timeline

Event	Date
RFP Available	OCTOBER 2, 2025
Deadline for RFP Questions	OCTOBER 15, 2025
Proposal Due Date	OCTOBER 30, 2025
Internal Evaluation Committee	NOVEMBER 14, 2025
Begin Contract Negotiations	DECEMBER 2025
Council Presentation	APRIL 2026 - (ESTIMATED)



# Bimini East





# Bimini Square

**Estimated Completion Date:** Q1 2026

**Scope of Work:** Mixed-use multi-family development with 190 residential units, 47k sq. ft. medical office space for Lee Health, 7,500 sq. ft. waterfront restaurant, 27 boat slips, 3,000 sq. ft. Omelet House restaurant, 625 stall parking garage (125 public parking spaces). TIF Agreement calls for the CRA to transfer Increment Revenues into the Revenue Trust Fund as financial support. Off-site improvements (stormwater treatment and sewer line upgrade) are estimated to be \$3,210,953. \$2.5 million of expenses were approved for City reimbursement.

**Approved Budget:** not to exceed \$7 million

**Expenditures to Date:** \$0

## Completed Tasks:

November	House of Omelets and Bimini Basin Seafood and Cocktails projected January/February 2026 opening.
December	Temporary Certificates of Occupancy issued for Parking Garage Floors 1-6. Building A Mixed-Use/ Medical Office Building and Building C Mixed-Use. House of Omelets and waterfront restaurant pending permitting inspections opening TBD.

# Bimini Square





# Bimini Square



Thank you  
Any Questions?

